043.A	0007	0036.0	1 of 1	Condominium
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	847,200	/	847,200
USE VALUE:	847,200	/	847,200
ASSESSED:	847,200	/	847,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
36		PARK ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NAGARAJA ANKUR KANTILAL ETAL/ T
Owner 2:	A.K. NAGARALA REVOCABLE TRUST
Owner 3:	M.L. MENDIOLA REVOCABLE TRUST
Street 1:	36 PARK STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MENDIOLA MONICA & -
Owner 2:	NAGARAJA ANKUR -
Street 1:	36 PARK STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2014, having primarily Vinyl Exterior and 1860 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	847,200			847,200
Total Card	0.000	847,200			847,200
Total Parcel	0.000	847,200			847,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 455.48 | /Parcel: 455.48

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	317360
GIS Ref	
GIS Ref	
Insp Date	05/31/18

!16237!

PREVIOUS ASSESSMENT

Parcel ID: 043.A-0007-0036.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	847,200	0	.		847,200		Year end	12/23/2021
2021	102	FV	832,900	0	.		832,900		Year End Roll	12/10/2020
2020	102	FV	818,600	0	.		818,600	818,600	Year End Roll	12/18/2019
2019	102	FV	798,000	0	.		798,000	798,000	Year End Roll	1/3/2019
2018	102	FV	728,700	0	.		728,700	728,700	Year End Roll	12/20/2017
2017	102	FV	656,600	0	.		656,600	656,600	Year End Roll	1/3/2017

PRINT

Date	Time
12/30/21	22:09:47

LAST REV

Date	Time
10/21/21	10:25:34
mmcmakin	
16237	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MENDIOLA MONICA	78889-334	1	10/12/2021	Convenience	99	No	No		
CARNEY JOHN A,	65421-257		5/26/2015		710,000	No	No		

USER DEFINED

Prior Id # 1:	30754
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/31/2018	Measured	DGM	D Mann
2/22/2016	NEW CONDO	PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7367																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO	Total:		Spl Credit		Total:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	8 - Condo TnHs.		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	6 - Slab		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	2014	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	3 - Hardwood	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	2	Rating:	Very Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	50.000000000
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	1.5	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	1.5	%

CALC SUMMARY

Basic $ / SQ:	250.00
Size Adj.:	0.82258064
Const Adj.:	0.94990498
Adj $ / SQ:	195.343
Other Features:	67451
Grade Factor:	1.21
NBHD Inf:	1.64999998
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	860072
Depreciation:	12901
Depreciated Total:	847170

COMMENTS

Master Deed 65332-491.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	12	BRs:	6	Baths:	2	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	12	6	
Totals			
1	12	6	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	390.00
Special Features:	0	Val/Su Net:	455.48
Final Total:	847200	Val/Su SzAd	455.48

SKETCH

UnSketched SubAreas:
GLA: 1860,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,860	195.340	363,339
	Net Sketched Area:	1,860	Total:	363,339
Size Ad	1860	Gross Area	1860	FinArea 1860

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

PARCEL ID

043.A-0007-0036.0

More:	N	Total Yard Items:		Total Special Featues:		Total:	